



BRENTWOOD

2014/15 PROPERTY TAX SUMMARY



The City of Brentwood experienced a net taxable value increase of 18.7% for the 2014/15 tax roll, which was significantly more than the increase experienced countywide at 9.1%. The assessed value increase between 2013/14 and 2014/15 was \$1.1 billion. The change attributed to the 0.454% Proposition 13 inflation adjustment was \$7.3 million, which accounted for 0.7% of all growth experienced in the city.

The largest assessed value increases was reported on two vacant parcels owned by Development Solutions BRW LLC. The parcels, which were recently purchased in 2013, have been reappraised adding over \$7.8 million to the roll. \$3 million in new improvements were added to a parcel owned by KB Retail LLC on Sand Creek Road. A commercial parcel owned by Cali Real Estate Partnership (4520 Balfour Road) added \$2.3 million in additional improvement value.

The largest assessed value decline was reported on a multi-unit residential parcel owned by Grove Sunset (55 Havenwood Avenue). The apartments building has become fully exempt resulting in a decrease in assessed value of \$7.8 million. A parcel owned by Church of LDS (1875 Highland Way) is now fully exempt; removing \$4.1 million in value. A Safeway store at 1125 2nd Street was granted an appeal removing \$1.2 million in assessed value from the roll.

Parcel subdivision and new construction activity contributed to growth in assessed values this year. 65 parcels were dropped from the roll and 580 were added, resulting in a net assessed value gain of over \$16.9 million.

The housing market has continued to improve in 2014 although the pace of the improvement has slowed due to increase of interest rates and tight inventories. In most areas, foreclosure levels are back at historical norms as seen in 2006, before the real estate recession. Median sale prices for real estate have continued to increase steadily, but at a slower pace than seen in 2013. The numbers of sale transactions have declined relative to 2013 statewide. The median sale price of a single family home in Brentwood from January through August 2014 was \$420,000. This represents a \$25,000 (6.3%) increase in median sale price from 2013.

Year	SFR Sales	Median Price	% Change
2008	1,185	\$369,000	
2009	1,275	\$293,000	-20.60%
2010	1,101	\$300,000	2.39%
2011	1,153	\$290,000	-3.33%
2012	1,052	\$310,000	6.90%
2013	1,039	\$395,000	27.42%
2014	660	\$420,000	6.33%

2014/15 Tax Shift Summary

ERAF I & II	\$-3,255,487
VLFAA (est.)	\$3,222,358
Triple Flip	\$1,625,492
Triple Flip True up	\$29,795

Top 10 Property Owners

Owner	Net Taxable Value	% of Total	Use Type
1. G AND I VII BRENTWOOD LP	\$77,073,738	1.09%	
2. TRI POINTE HOMES INC	\$50,748,726	0.72%	Vacant
3. SAND CREEK CROSSING LLC	\$45,388,700	0.64%	Commercial
4. JOHN MUIR MT DIABLO HEALTH	\$38,198,130	0.54%	Commercial
5. DS LONE TREE PLAZA LLC	\$37,445,843	0.53%	Commercial
6. TRILOGY VINEYARDS LLC	\$35,710,780	0.51%	
7. BRENTWOOD ARBOR RIDGE LP	\$22,085,310	0.31%	Residential
8. NEW URBAN COMM SCIORTINO LLC	\$19,775,100	0.28%	Vacant
9. BRENTWOOD TOWNCENTRE APARTMENT	\$19,714,097	0.28%	Residential
10. AFE BRENTWOOD PARK LLC	\$18,919,155	0.27%	Commercial
Top Ten Total	\$365,059,579	5.16%	

Real Estate Trends

Home Sales

Home sales continue to rebound in many parts of the State but at a slower pace than the prior year due to inventory, interest rate and affordability constraints. The reported median price of an existing, single family detached home in California during July 2014 was \$393,000. This was a 11.6 percent increase from \$352,000 in June 2013.

All Homes	Units Sold June-2013	Units Sold June-2014	% Change	Median Price June-2013	Median Price June-2014	% Change
Alameda County	1,656	1,596	-3.62%	\$540,000	\$590,000	9.26%
Contra Costa County	1,459	1,499	2.74%	\$415,000	\$461,000	11.08%
Marin County	380	396	4.21%	\$801,000	\$855,000	6.74%
Napa County	128	136	6.25%	\$459,500	\$485,000	5.55%
San Francisco County	500	532	6.40%	\$883,000	\$1,000,000	13.25%
San Mateo County	728	763	4.81%	\$705,000	\$810,000	14.89%
Santa Clara County	1,905	1,856	-2.57%	\$655,000	\$738,000	12.67%
Solano County	544	565	3.86%	\$262,000	\$300,000	14.50%
Sonoma County	597	583	-2.35%	\$410,000	\$450,500	9.88%

Recapturing SFR Proposition 8 Reductions

In 1978 California voters approved Proposition 8 that (among other things) allows county assessors to reduce the value of properties below their Proposition 13 taxable values when the real estate market declines. Such reductions are to be recaptured as the real estate market improves. Now, after five years of declining real estate values, county assessors are beginning to restore values. The graph below reflects the percentage of assessed value restored in 2013-14 for residential properties that have not changed ownership. Assessors will not restore values to their trended Proposition 13 values until the strength of the market recovery is proven. We are anticipating continued recovery of Proposition 8 reductions for 2014-15. In Brentwood 4,247 out of 10,900 properties awaiting recapturing in 2013-14 have been fully reinstated.

Estimated SFR Prop 8 Recaptures between 2013-14 and 2014-15

